

**Town of Groton
Board of Assessment Appeals
October 1, 2011 Grand List
March 26, 2012 Session Minutes**

The Board of Assessment Appeals met on Monday, March 26, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte and Jim Mitchell. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: Dennis Cambria, 119 River Road, Mystic

Property Location: 0 River Road, PIN 261914432758

Appeal Date: 3/6/2012 with Mitchell

Board Decision: 3/26/12 – The board noted that the value of the land had already been reduced by 99% and that the dock is listed with a D for grade and F for condition. The board was in agreement that the condition of the dock had already been properly noted and that the land had been significantly reduced for its limited utility. Mitchell made a motion for no change and was seconded by Stevens. All members voted in agreement.

R2011 Acct# 301710 Orig. Assmt: \$5,040

Mailed date: 4/2/2012

Property Owner: Flyers Three Corp, 1800 Prime Place, Hauppauge Place, NY
Rep. Gerard Jospa

Property Location: 451 Bridge Street, PIN 168915720797

Appeal Date: 3/17/2012 with Duarte

Board Decision: 3/26/12 – The board reviewed the property information and the income approach. The board noted that it appeared to be correctly valued by use of the income approach. Duarte made a motion for no change and was seconded by Stevens. All members voted in agreement.

R2011 Acct#303755 Orig. Assmt: \$3,444,350

Mailed date: 4/2/2012

Property Owner: Prudence & Ernest Dorazio, P.O. Box 9151, Noank

Property Location: 40 Morgan Point, PIN 260712876194

Appeal Date: 3/10/2012 with Mitchell

Board Decision: 3/26/12 - The board reviewed the influence factors applied to the land of other properties on Morgan Point. Mitchell made a motion to change the subject land influence factor from +15% to +10%. The motion was seconded by Duarte and passed unanimously.

R2011 Acct# 303095 Orig. Assmt: \$1,710,310 Adj. Assmt: \$1,656,550

Mailed date: 4/2/12

Property Owner: John Strong Et. Al., 23 Foxcroft Drive, Princeton, NJ
 Rep. Sarah Strong Drake
 Property Location: 54 Morgan Point, PIN 260712867977
 Appeal Date: 3/17/2012 with Mitchell
 Board Decision: 3/26/12 – The board reviewed the information and evidence submitted and noted the condition of the dwelling. Stevens made a motion to change the grade of the dwelling from A- to B- and was seconded by Mitchell. The motion passed unanimously.
 R2011 Acct# 310822 Orig. Assmt: \$1,185,240 Adj. Assmt: \$1,123,640
 Mailed date: 4/2/12

Property Owner: Estate of Philip Dey, c/o Catherine Leary Executrix, 20 Morgan Point
 Rep. Catherine Leary
 Property Location: 25 Morgan Point, PIN 260712879208
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/26/12 – Duarte made a motion for no change as the property appears to be valued similarly to other properties in the area. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 302967 Orig. Assmt: \$965,860
 Mailed date: 4/2/2012

Property Owner: Catherine Leary
 Property Location: 20 Morgan Point, Noank, PIN 260712877256
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/26/12 – Duarte made a motion for no change based on the adjustments which were already made by the revaluation company which appear to accurately reflect the current state of the property. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 306382 Orig. Assmt: \$1,181,740
 Mailed date: 4/2/2012

Property Owner: Long Meadow Landings LLC, c/o Landings Capital & Development, One Mill St. Suite 200, Newport, RI
 Rep. Lauren Elliott
 Property Location: 45 South Road, PIN 169810477354
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/26/12 – Duarte made a motion to change the vacancy rate to 24% to account for units which are being re-built due to fire damage. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct#306646 Orig. Assmt: \$6,083,140 Adj. Assmt: \$5,104,050
 Mailed date: 4/2/2012

Property Owner: Beebe Cove Associates, LLC, 100 Williams Street, Groton, CT
Rep. Michael Noel

Property Location: Parcel 1 - 27 Poquonnock Rd, PIN 168806485020
Parcel 2 - 41 Poquonnock Rd, PIN 168806476949

Appeal Date: 3/17/2012 with Stevens

Board Decision: 3/26/12 - Parcel 1 - Based on review of evidence and testimony given and review of other similar properties, Stevens made a motion to remove the +50% neighborhood location factor which was applied to the land. The motion was seconded by Mitchell and all members voted in agreement. Parcel 2 - Based on review of evidence and testimony given and review of other similar properties, Stevens made a motion to remove the +50% neighborhood location factor which was applied to the land. The motion was seconded by Mitchell and all members voted in agreement.

R2011 Acct# 300847 Orig. Assmt: \$89,530 Adj. Assmt: \$39,270

R2011 Acct# 300846 Orig. Assmt: \$107,590 Adj. Assmt: \$44,590

Mailed date: 4/2/2012

Property Owner: JSG Development LLC, 10 Ensign Drive, Mystic, CT 06355
Rep. Mary Gagne O'Donal, Esq.

Property Location: 7 Ensign Drive; PIN 260918318632
10 Ensign Drive; PIN 260918318870
126 Ensign Drive; PIN 260918419674
162 Ensign Drive; PIN 260919513342
167 Ensign Drive; PIN 260919510289
176 Ensign Drive; PIN 260919513163
182 Ensign Drive; PIN 260919502925
187 Ensign Drive; PIN 260919510159
188 Ensign Drive; PIN 260919511013
210 Ensign Drive; PIN 260918408968
223 Ensign Drive; PIN 260918417241
226 Ensign Drive; PIN 260918407918
234 Ensign Drive; PIN 260918406938
240 Ensign Drive; PIN 260918405968
6 Knotts Landing Circle; PIN 260919512483
63 Mariners Lane; PIN 260918410421

Appeal Date: 3/12/2012 with Stevens

Board Decision: 3/26/12 –

- **7 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305715 Orig. Assmt: \$108,510
- **10 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305716 Orig. Assmt: \$105,560
- **126 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305723 Orig. Assmt: \$105,070
- **162 Ensign Drive** - Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305736 Orig. Assmt: \$115,220

- **167 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305727 Orig. Assmt: \$109,060
- **176 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305735 Orig. Assmt: \$121,380
- **182 Ensign Drive** - Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305725 Orig. Assmt: \$117,460
- **187 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305726 Orig. Assmt: \$107,730
- **188 Ensign Drive** - Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305729 Orig. Assmt: \$113,470
- **210 Ensign Drive** – The board reviewed the evidence and testimony submitted by the representative. The owner stated that the property is under contract for \$349,900. Stevens made a motion for no change as the property is similarly valued to others dwelling in the neighborhood. The motion was seconded by Duarte and passed unanimously.
R2011 Acct# 305720 Orig. Assmt: \$272,650
- **223 Ensign Drive** – The board reviewed the evidence and testimony submitted by the representative. The representative stated that the property is under contract for \$329,000. Stevens made a motion for no change as the property similarly valued to other dwellings in the neighborhood. The motion was seconded by Duarte and passed unanimously.
R2011 Acct#305722 Orig. Assmt: \$254,380
- **226 Ensign Drive** - Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305719 Orig. Assmt: \$107,310
- **234 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305718 Orig. Assmt: \$107,310.
- **240 Ensign Drive** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305717 Orig. Assmt: \$107,310
- **6 Knotts Landing Circle** – Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 305733 Orig. Assmt: \$106,400
- **63 Mariners Lane**, Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct#305721 Orig. Assmt: \$88,270

Mailed date: All mailed 4/2/2012

Property Owner: Gurukrupa, LLC
 Rep. Barry Cunningham
 Property Location: 135 Gold Star Hwy., PIN 168912851255
 Appeal Date: 3/8/2012 with Stevens
 Board Decision: 3/26/12 - Stevens made a motion to change the vacancy from 50% to 55% based on a review of the evidence submitted. Mitchell seconded the motion and it passed unanimously.
 R2011 Acct# 304653 Orig. Assmt: \$1,564,290 Adj. Assmt: \$1,407,840
 Mailed date: 4/2/2012

Property Owner: Exit 88 Hotel LLC
 Rep. Barry Cunningham
 Property Location: 625 North Road, PIN 169916940668 00A1
 Appeal Date: 3/8/2012 with Stevens
 Board Decision: 3/26/12 – Stevens made a motion to remove the 4% expense adjustment. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 303484 Orig. Assmt: \$20,572,370 Adj. Assmt: \$17,734,780
 Mailed date: 4/2/2012

Property Owner: Generations Realty LLC
 Rep. Barry Cunningham
 Property Locations: 470 Gold Star Hwy, PIN 169909172351
 470 Gold Star Hwy, PIN 169909079243
 Appeal Date: 3/8/2012 with Stevens
 Board Decision: 3/26/12 – Stevens made the motion to change the vacancy rate to 60%. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct# 304169 Orig. Assmt: \$782,180 Adj. Assmt: \$625,730
 R2011 Acct# 304168 Orig. Assmt: \$417,130 Adj. Assmt: \$333,690
 Mailed date: 4/2/2012

Property Owner: CWPM, LLC
 Rep. Steve Rowenko - CFO
 Personal Property: Various Locations in Groton
 Appeal Date: 3/8/2012 with Stevens
 Board Decision: 3/21/12 – The owner did not submit a personal property declaration to the board. The board reviewed the information provided. Stevens made a motion for no change to ALL accounts and was seconded by Duarte. The motion passed unanimously.
 P2011 Acct# 200519 Orig. Assmt: \$126,450
 P2011 Acct# 200520 Orig. Assmt: \$23,530
 P2011 Acct# 200514 Orig. Assmt: \$51,190
 P2011 Acct# 200515 Orig. Assmt: \$31,510
 P2011 Acct# 200516 Orig. Assmt: \$96,840
 P2011 Acct# 200517 Orig. Assmt: \$21,750
 P2011 Acct# 200518 Orig. Assmt: \$21,750
 Mailed Date: All mailed 4/2/2012

Property Owner: Mark & Lisa Robarge, 4 Meech Avenue, Groton
 Property Location: 801 Eastern Point Road; PIN 168819507596
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/26/12 – Stevens made a motion for no change since the nature of the property and the marketability of the dwelling unit has already been adjusted for in the grade and CDU and the land value is similar to neighboring properties. Mitchell seconded the motion and it passed unanimously.
 R2011 Acct# 309364 Orig. Assmt: \$175,350
 Mailed date: 4/2/2012

Property Owner: Alfred Bertoline, 90 Lighthouse Hill Rd, Windsor, CT
 Property Location: 213 Shore Ave, PIN 168707586950
 Appeal Date: 3/6/2012 with Mitchell
 Board Decision: 3/26 12 – Mitchell made a motion to change the grade of the dwelling from an A to B+. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 300997 Orig. Assmt: \$840,560 Adj. Assmt: \$715,890
 Mailed date:

Property Owner: Kevin & Sherrie Neilson
 Property Location: 205 Shore Avenue, PIN 168707586906
 Appeal Date: 3/17/2012 with Stevens
 Board Decision: 3/26/12 – The board reviewed the testimony and evidence submitted by the owner. The board noted that the value of the land is consistent with abutting neighbors. Stevens made a motion to change the grade of the dwelling to a B+. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct# 307999 Orig. Assmt: \$931,280 Adj. Assmt: \$712,930
 Mailed date:

Property Owner: Bijan Rasadi
 Property Location: 20 Tyler Ave, PIN 168707681782
 Appeal Date: 3/10/2012 with Stevens
 Board Decision: 3/26/12 - The board reviewed the evidence and testimony of the owner and reviewed the values of surrounding properties. Stevens made a motion to add a -25 % negative influence factor to the land. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 309121 Orig. Assmt: \$423,080 Adj. Assmt: \$364,770
 Mailed date:

Property Owner: Beth Steele, 12 Chesbro Ave, Noank
 Property Location: 12 Chesbro Ave, PIN 260708980952
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/26/12 - Stevens made a motion for no change given the limitations of the submitted appraisal, a review of current sales and noted that the current value appears appropriate. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct# 310700 Orig. Assmt: \$610,330
 Mailed date: 4/2/12

Property Owner: Peter Debiasi Trustee
 Property Location: 40 Riverview Avenue, PIN 260708996528
 Appeal Date: 3/14/2012 with Stevens
 Board Decision: 3/26/12 – The board reviewed the property cards, comparable sales used in the appraisal report and values of neighboring properties. Stevens made a motion for no change and that the value established by the assessor's office appears appropriate. The motion was seconded by Duarte and all members voted in agreement.
 R2011 Acct#302801 Orig. Assmt: \$908,530
 Mailed date: 4/2/2012

Property Owner: Bernard & Diane Ferguson
 Property Location: 81 Pearl Street (Noank); PIN 260708990291
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/26/12 – The board reviewed the evidence and testimony provided by the owner. Stevens made a motion to change the grade of the dwelling to a B+ due to the unique nature of the house which would significantly impact its marketability. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 303621 Orig. Assmt: \$832,720 Adj. Assmt: \$612,780
 Mailed date: 4/2/2012

Property Owner: Wells Fargo Bank Minnesota NA Trustee, P.O. Box 807, Groton
 Property Location: 99 Gold Star Highway, PIN 168916748863
 Rep. Ryan Gibbs
 Appeal Date: 3/12/2012 with Monteiro
 Board Decision: 3/26/12 – Stevens made a motion to change the vacancy rate to 35% and change the expenses to 75%. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct#311849 Orig. Assmt: \$3,547,810 Adj. Assmt: \$2,846,970
 Penalty: \$354,781 Penalty: \$284,697
 Mailed date: 4/2/2012

Property Owner: John Gouzie
 Property Location: 15 Sylvan St, PIN 260820900172
 Appeal Date: 3/10/2012 with Stevens
 Board Decision: 3/26/12 - Stevens made a motion to change the grade of the dwelling from a C+ to a C. The motion was seconded by Mitchell and all members voted in agreement.
 R2011 Acct# 304417 Orig. Assmt: \$283,640 Adj. Assmt: \$273,630
 Mailed date: 4/2/2012

Property Owner: James & Nancy Giblin
 Property Location: 29 Chesbro Ave, PIN 260708993077
 Appeal Date: 3/10/2012 with Stevens
 Board Decision: 3/26/12 – The board reviewed the testimony and information provided by the owner and noted that the two additional dwellings on site are seasonal use only with no heat. Stevens made a motion to change the grade of the main dwelling to B and to reduce the grade of the two extra dwellings to D. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 304211 Orig. Assmt: \$1,068,200 Adj. Assmt: \$1,018,220
 Mailed date: 4/2/2012

Property Owner: Robert & Linda Perkins
 Property Location: 87 Noble Avenue; PIN 260707687724
 Appeal Date: 3/14/2012 with Mitchell
 Board Decision: 3/26/12 – Mitchell made a motion for no change based on a review of the property card and values of adjacent properties. Stevens seconded the motion and all members voted in agreement.
 R2011 Acct# 308654 Orig. Assmt: \$534,800
 Mailed date: 4/2/2012

Property Owner: Tanya & Ron Janeczko, 44 Centerbrook Dr., Farmington, CT 06032
 Property Location: 83 Noble Ave, PIN 260707687774
 Appeal Date: 3/10/2012 with Stevens
 Board Decision: 3/26/12 - Mitchell made a motion for no change based on a review of the property card and values of adjacent properties. Stevens seconded the motion and all members voted in agreement.
 R2011 Acct# 305500 Orig. Assmt: \$593,530
 Mailed date: 4/2/2012

Property Owner: Shri Jalaram LLC; 425 Bridge Street, Groton
 Rep. Peter McLaughlin Property Assessment Services
 Property Location: 425 Bridge Street, PIN 168915627693
 Appeal Date: 3/14/2012 with Monteiro
 Board Decision: 3/26/12 - Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
 R2011 Acct# 310209 Orig. Assmt: \$938,560
 Mailed date: 4/2/2012

Property Owner: Carl Peruzzotti
 Property Location: 69 Noble Avenue; PIN 260707689773
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 3/26/12 – Note: the chair received a letter at his home address on 3/21/12 from Mr. Peruzzotti and was submitted to the board as part of the record. The board reviewed the evidence and testimony provided by the owner. Stevens made a motion to change the grade of the dwelling to C and CDU to average. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct#308690 Orig. Assmt: \$625,170 Adj. Assmt: \$612,430
 Mailed date: 4/2/2012

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion for adjournment made was made by Stevens at 5:00 p.m. and was seconded by Mitchell; all members voted in agreement.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to board